



**GRASSROOTS**  
REALTY GROUP

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10520 101 Avenue  
Grande Prairie, Alberta

MLS # A2259455



**\$224,900**

Division:	College Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	780 sq.ft.	Age:	1947 (79 yrs old)
Beds:	3	Baths:	1
Garage:	Driveway, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Landscaped		

**Heating:** Forced Air, Natural Gas

**Floors:** Laminate

**Roof:** Asphalt Shingle

**Basement:** Partial

**Exterior:** Vinyl Siding

**Foundation:** Block, Perimeter Wall, Poured Concrete

**Features:** See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** RR

**Utilities:** -

**Inclusions:** refrigerator, stove, washer/dryer, window coverings

Affordable, updated, and just steps from the college! This charming bungalow with detached garage in College Park is the perfect opportunity for first-time buyers, students, or investors. Set on a mature lot with beautiful trees and fresh siding that adds to the great curb appeal. This home has seen major renovations just five years ago, including the roof, siding, flooring, bathroom, and kitchen. Other upgrades include a new furnace in 2012 and hot water tank in 2023. Step inside to a handy boot room that leads into a bright living area. The kitchen features modern grey soft-close cabinetry, under cabinet lighting, and a functional layout. With three bedrooms and one full bath, the home is efficient and low-maintenance. Located just a field away from the college, this home delivers unbeatable convenience and excellent value.